Standard House Design

The Berkeley

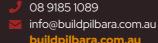
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General Notes

The Berkeley





Notes

1 General

- a) Contractor to verify all dimensions and levels on site prior to commencement of works, ordering of materials or preparing of shop drawings.
- b) Workmanship, materials and work practices must be executed in accordance with the following:
 - · Building Code of Australia.
 - Trade specific regulatory codes, regulations, statues and by-laws.
 - Manufacturers installation specifications, recommendations and guidelines.
- c) All work shall be carried out by experienced and competent trades persons.
- d) All dimensions shown are in mm unless otherwise noted. Survey contour levels are shown in mts. Areas shown are approximate only. Final areas to be measured onsite.
- e) All dimensions and levels shown are finished dimensions and levels unless otherwise noted or as shown to structure excluding lining thickness
- f) All dimensions, levels, slopes, etc. Shown to be cross verified on site prior to any construction work
- g) All areas and volumes shown are approximate only. Final areas and volumes to be as per achieved constructed on site.

2 Site Works - Generally

- a) Carry out all site works as required and specified for construction of all new structures and associated works for the proper completion of the works. Check DBYD for any inground services to be protected.
- b) Make good to all existing construction and surface finishes affected by proposed new works.
- c) Protect existing services that may be located in the area.
- d) Remove excess material from the site. Do not burn or bury rubble or other rubbish on the site.

3 New Construction - Generally

- a) Install all construction as required by the structural documentation.
- b) Fix all as required for cyclonic conditions as per the manufacturer's instructions.
- c) All fasteners and fixings as required for nominated wind region.

4 Windows & Glazing

- a) Aluminium windows shall be designed, manufactured, and installed in accordance with the Australian Atandards, AS 4055, AS 2047 and AS 1170.2 design criteria as per the engineering drawings
- b) Glazing shall be in accordance with AS 1288.
- c) Install anodised aluminium framed windows with standard flyscreens unless otherwise noted. No requirement for cyclone screens.
- d) Window sizes to be confirmed with supplier before structural engineering and manufacture of wall frames.
- e) All glazing is to comply with part 3.6 of the NCC and AS 1288-2006: Glass in Buildings Selection and Installation.
- f) The selection and installation of windows including the provisions of head and sill flashings is to be in accordance with AS 2047-2014: Windows and External Glazed Doors in building.

5 Doors

- a) All external timber doors shall be 38mm thick solid core, hung on 3 butt hinges.
- b) Provide weather seals to all external doors.
- c) Option to provide 2 8 DIA. Barrel bolts in addition to locking device, 1@ top & 1@ base to secure external doors in high wind situations.
- d) Door sizes to be confirmed with supplier before structural engineering and manufacture of wall frames.
- e) Robe sliding doors based on the glideaway wardrobe system supplied by Karratha Glass.

6 Water Management

- a) Install the following minimum:
- 4 star rated toilet.
- · 3 star rated aerated shower rose.
- · 4 star rated tapware and flow regulators.

7 Hot Water Unit

a) Install selected electric heat pump storage hot water system that complies with AS 2712-2002.

8 Insulation

a) All new, see table. All insulation is to be continuous.

	Location	Insulation Schedule	
-	Roof sheeting (under)	Reflective sisalation – medium (timber trusses)	
	Ceiling (over)	Bradford R3.5 batts	
	Framed walls (steel)	External – Bradford R1.5 batts (75mm Internal – R1.5 to lounge (theatre), wet areas (bathroom, ensuite) or as nominated on the drawings.	
	Wall cladding (under)	Aircell Insulbreak 65	
	Or equally approved, Earthwool, James Hardie, Ametalin, Knauf, Fletchers, etc		

9 Waterproofing Wet Areas

- a) To floor / wall junctions install PVC preformed angle flashing fixed to studs behind wall lining and bonded to floor.
- b) To wall / wall junctions install FRP vertical corner flashing angle prior to fixing wall lining, dress wall flashing over floor flashing.
- c) All surfaces are to be suitably primed, to corners apply flexible polyurethane sealant and tool off to form a solid coved or 45 degree fillet extending at least 10mm on to the adjacent surfaces. Apply waterproofing membrane directly over the sealant and on the adjacent surfaces to the extent of all areas as outlined in the ncc 3.8.1 wet areas. To shower and floor waste ensure application of membrane is turned down into the drain flange.
- d) All products are to be approved for their intended application and are to be installed to the manufacturer's written instructions.
- e) Ensure membrane is fully cured before tiling or screeding.

- f) Wet areas are to be water proofed in accordance with AS 3740 and to the satisfaction of the NCC with:
- Full tanking of shower recesses
- Water proofing of wall and floor junctions to all wet areas
- A water resistant surface ceramic tiles or similar splash back – to not less than 150mm above all vessels including, hand basins, sinks and troughs
- · Waterproofing of all penetrations for spouts and tapwares.

10 Bal Requirements

a) To be advised specific to site location.

11 Fire Safety

- a) The smoke alarm shall be:
 - · Hardwired.
 - Interconnected with the existing smoke alarm (SA) within the dwelling.
 - · Powered independently of security systems.
- Comply with AS 3768.

12 Cladding

- a) Colorbond and James Hardie cladding as approved.
- b) Sheet metal roof sheeting will be installed in accordance with AS 1526.1 and manufacturer's specifications and as appropriate for the design wind loads.
- c) No gutters to roof.
- d) Eaves 900mm eaves with exposed timber rafters and battens.
- e) Filler strips:
 - Filler strips to roof sheeting & flashings & valley gutters, where applicable closed cell foam filler strips to be installed to reduce water penetration.

13 Termite Management

- a) Builder to nominate if any primary building elements are subject to termite attack, according to NCC Vol. 2 3.1.4.2 if any primary building elements are subject to termite attack, then the builder to install a termite management system. Builder to provide additional documentation detailing the termite risk management.
- b) Part A chemical spray to underside of slab.
 Part B perimeter chemical spray , collars to service penetrations. The system is not replenishable.

Room Schedule

Name	Area	Floor Finish	House Type
Bed 4	10.18 m ²	Carpet	The Berkeley
Bed 3	10.46 m ²	Carpet	The Berkeley
Bath	5.79 m ²	Tile	The Berkeley
WC	1.92 m²	Tile	The Berkeley
Bed 2	10.02 m ²	Carpet	The Berkeley
LDRY	5.30 m ²	Tile	The Berkeley
Passage	10.28 m ²	Tile	The Berkeley
WIR	3.83 m²	Tile	The Berkeley
ENS	5.02 m ²	Tile	The Berkeley

Project Notes

Colorbond & James Hardie cladding as approved.

Abbreviations

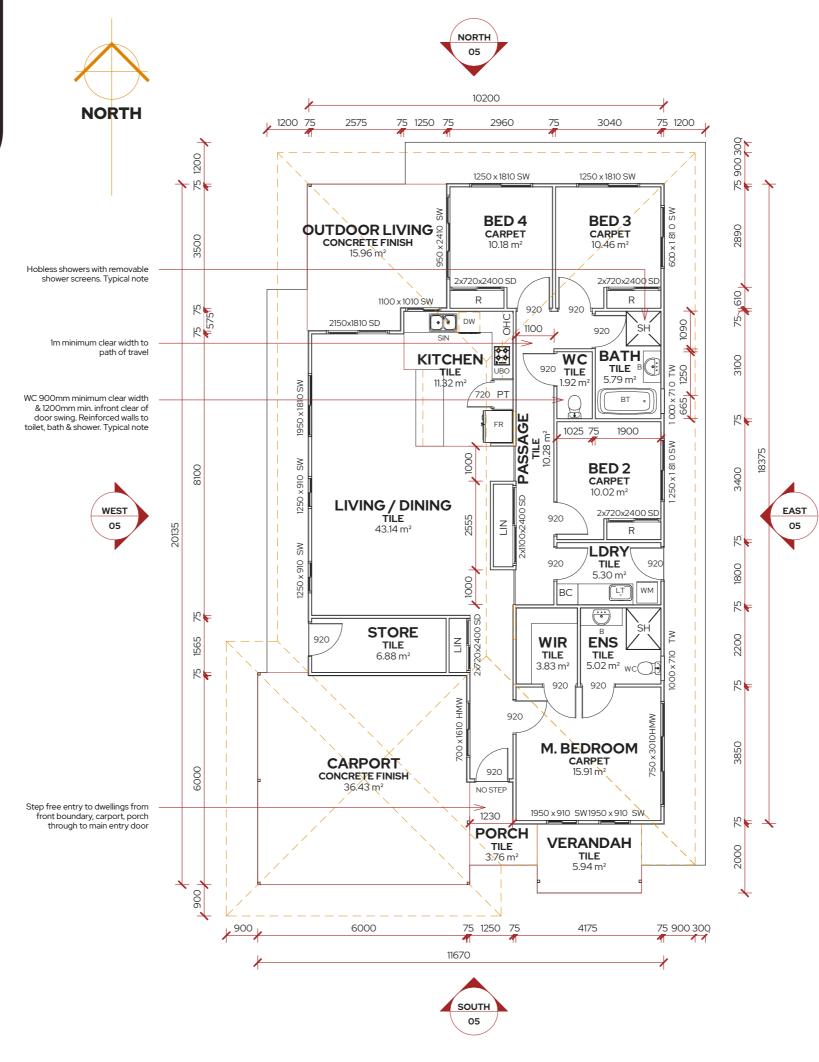
AC B	AC Outdoor Units Basin	PASS PD	Passage Pivot Door
BC	Broom Cupboard	PDR	Powder Room
BIN	Bins – Waste &	PF	Painted Finish
Diii	Recycle	PP	Potted Plant
вт	Bathtub	PT	Pantry
CAP	Ceiling Access Panel	R.	Robe
CDR	Clothes Drying Rack	RSC	Roller Shutter with
CS	Concrete Slab		Cyclonic Locks
CSL	Cavity Slider Door	SA	Smoke Alarm
CUP	Cupboard	SC	Structural Column
СОМ	•	SCO	Structural Column
CONC	Concrete		Over
DD	Double Door	SSC	Slanted Structural
DP	Down Pipe		Column
DES	Direction Exit Sign	SD	Sliding Door
DHW	Double Hung Window	SDC	Wind Panel Sectional
DW	Dishwasher		Door with Cyclonic
EBP	Electric Box Pillar		Locks
ED	Existing Door	SH	Shower
ETW	Existing Toilet	SW	Sliding Window
	Window	SIN	Sink Underbench
EW	Existing Window	SK	Skirting Board
ENS	Ensuite	SL	Spot Light
FA	Floor Access	SP	Steps
FW	Fixed Glass Window	Т	Tiles
FR	Fridge Freezer with	TP	Tap
	Tap Connection	TEL	Telstra
G	Gate	TW	Toilet Window Obscure
GD	Garage Door	TV	Television
	High Mount Window	WC	Water Closet
HWU	Hot Water Unit	WIP	Walk In Pantry
K	Kitchenette	WIR	Walk In Robe
	Laundry	WM	Washing Machine
LP	Light Pole	WMT	
LT	Laundry Trough	UR	Urinal
LIN	Linen Cupboard	UBO	Cooktop &
OHC	Overhead Cabinet		Underbench Oven

Name	Area	Floor Finish	House Type
M. Bedroom	15.91 m²	Carpet	The Berkeley
Kitchen	11.32 m²	Tile	The Berkeley
Living / Dining	43.14 m²	Tile	The Berkeley
Store	6.88 m ²	Tile	The Berkeley
Outdoor Living	15.96 m²	Concrete Finish	The Berkeley
Verandah	5.94 m ²	Tile	The Berkeley
Porch	3.76 m ²	Tile	The Berkeley
Carport	36.43 m²	Concrete Finish	The Berkeley

Floor Plan The Berkeley

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Schematic Elevations

The Berkeley

